

ORDINANCE NO. 02-411

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AMENDING CHAPTER 14.13 OF TITLE 14 OF THE LOS ALTOS MUNICIPAL
CODE PERTAINING TO THE SINGLE-STORY OVERLAY
ZONING DISTRICT (R1-S) REGULATIONS

SECTION 1. FINDINGS: The City Council of the City of Los Altos hereby finds:

- a) That the zoning ordinance shall be consistent with the General Plan as provided by Section 65860 *et. seq.* of the California Government Code;
- b) That the proposed code amendments are consistent with and serve to implement Goal 1 and Policy 11 of Chapter 3 (Community Design & Historic Resources) and Goal 1 and Policy 3 of Chapter 5 (Residential Development) of the Los Altos General Plan;
- c) That this ordinance is not subject to the California Environmental Quality Act according to Section 15061 (b) (3) of the Act because it can be seen with certainty that no environmental effects will occur from the code amendments;
- d) That the City Council has heard and considered oral comments and written information submitted at public meetings and considers this code amendment to be in the best public interest.

SECTION 2. AMENDMENT OF CODE: Section 14.13.030 of Chapter 14.13 of Title 14 of the Los Altos Municipal Code is hereby amended to read as follows:

“14.13.030. Eligibility (R1-S).

A neighborhood shall demonstrate a minimum 66 2/3% property owner support for the application by the manner set forth by the City Council in order to be eligible for the R1-S district. The minimum required property owner support shall be determined based upon the number of yes votes in relation to the total number of valid votes received by the City. Each buildable lot shall be entitled to one (1) vote which shall be allocated among the owners of record of said lot; for example, if there are two owners of record, each shall have one-half vote.”

SECTION 3. AMENDMENT OF CODE: Section 14.13.040 of Chapter 14.13 of Title 14 of the Los Altos Municipal Code is hereby amended to read as follows:

“14.13.040. Expiration (R1-S).

The R1-S district regulations shall remain in effect for each neighborhood for a minimum of seven years. After seven years, removal of the R1-S regulations from such a neighborhood may be considered if it can be shown that a minimum of 66 2/3% of the property owners desire that the R1-S zone be removed. The required property owner support to remove the R1-S district shall be shown using the same means to determine the initial eligibility for the R1-S district as set forth in-Section 14.13.030 of this chapter.”

SECTION 4. AMENDMENT OF CODE: Section 14.13.070 of Chapter 14.13 of Title 14 of the Los Altos Municipal Code is hereby deleted in its entirety.

SECTION 5. AMENDMENT OF CODE: Section 14.13.080 of Chapter 14.13 of Title 14 of the Los Altos Municipal Code is hereby renumbered as Section 14.13.070, and is hereby amended to read as follows:

“14.13.070. Processing of Two-Story Residential Design Review Applications

A. City staff shall not accept a two-story residential design review application if a complete single-story overlay zone application has been filed with the City for a neighborhood that includes the same property. The prohibition on accepting two-story residential design review applications within a proposed single-story overlay zoning district shall apply for a period of six months after the date that the complete single-story overlay zone application is submitted to the City.”

B. A complete two-story residential design review application shall be reviewed, processed and acted upon regardless if a complete single-story overlay zone application is subsequently submitted for a neighborhood that includes the same property.”

SECTION 6. CONTINUED EFFECT: Except as amended by this ordinance, all other provisions of Chapter 14.13 shall remain in effect.

SECTION 7. PUBLICATION: A summary of this ordinance shall be published in the Los Altos Town Crier, as provided for in California Government Code Section 36937.

SECTION 8. EFFECTIVE DATE: This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

The forgoing ordinance was duly and regularly introduced at a meeting of the City Council of the City of Los Altos on March 12, 2002 and was thereafter, at a regular meeting held on March 26, 2002, passed and adopted by the following vote:

AYES:	Mayor La Poll, Councilmembers Becker, Casto, Lear and Moss
NOES:	None
ABSENT:	None


FRANCIS LA POLL, Mayor

Attest:


CAROL SCHARZ, City Clerk